

COUNTY OF YORK

MEMORANDUM

DATE: February 6, 2001 (BOS Mtg. 2/20/01)

TO: York County Board of Supervisors

FROM: James O. McReynolds, County Administrator

SUBJECT: (Off-Site) Public Water and (Off-Site) Public Sewer Extension Agreements for the Proposed Burke Development

Burke, LLC proposes to develop a maximum of 35 Single-Family residential lots and locate a private school on Tax Map # 9-2 (Exhibit A), which is located on Fenton Mill Road and consists of 114 acres. I have enclosed a project narrative (Exhibit B) prepared by the Jamestown Management Co., LLC which provides information and demographics concerning the proposed private school and associated residential development.

This property is referred to as the Burke Property and is the same site on which C. Lewis Waltrip is constructing a single-family residence and a 32-acre lake. The development of this property as proposed is subject to the Board of Supervisors approving both an (Off-Site) Public Water Extension Agreement (PWEA) and an (Off-Site) Public Sewer Extension Agreement (PSEA). In addition, the proposed private school would require approval from the Board through a Special Use Permit.

As part of the Special Use Permit application a traffic impact study will be required to address the impact the proposed private school would have on Fenton Mill Road and Newman Road. The average single-family detached home in the County produces approximately 0.75 York County school students and generates ten daily vehicle trips. Therefore, it is likely that the proposed subdivision would increase enrollment in the Bruton area schools by 26 students and add 350 vehicle trips a day on Kingsgate Road and Newman Road. It is important to note that development of the property as now proposed (i.e., 35 residential lots and the private school) represents a reduction in the lot yield for the property of approximately 15 lots when compared to previous subdivision concepts. Furthermore, the build-out projections made in conjunction with the Comprehensive Plan and Zoning Ordinance discussions assumed that this entire 114-acre parcel would yield approximately 60 lots. Thus, with the currently proposed 35-lot residential yield, the property will generate less population and school impact that was assumed on in the build-out projections.

As for the (Off-Site) PWEA, the Jamestown Management Co., LLC, on behalf of Burke, LLC has requested that the County consider entering into a cost sharing agreement to interconnect the County's Lightfoot water system with the Skimino/Banbury system via an extension underneath Interstate 64. The project would consist of extending a 16-inch water line from the existing terminus on East Rochambeau approximately 5,000 feet to the intersection of Newman Road and Kingsgate Road.

- Burke, LLC (C. Lewis Waltrip) has proposed to provide all the necessary equipment and labor to construct the water line if the County purchases all the necessary materials. The Department of Environmental and Development Services (EDS) has estimated the con-

struction cost of the waterline to be \$390,000. The cost of the materials is roughly half of this cost or about \$200,000. However, the County would recover a portion of this cost through the collection of water connection fees from the proposed development. Based on a private school and 35 single-family residences, the water connection fees would be \$69,375 (1 connection @ \$4,625 plus 35 @ \$1,850/ea.). This extension is in the Utilities Strategic Capital Plan and the Board has previously appropriated \$275,000.

- The interconnection of the County's two water systems is important. From the operation standpoint, the interconnection would provide for a more reliable distribution of water pressure in the cases of high demand and during power outages. Additionally, during the negotiations with Newport News Waterworks (NNWW) in accordance with the agreement the Board signed with the City of Newport News to take over the maintenance and operations of the County's water systems, NNWW has recognized the importance of this interconnection and has requested that this interconnection be made prior to the Skimino/Banbury system being transferred to the City.
- The waterline extension would benefit commercial properties located on the eastern side of Interstate 64 around the interchange. In addition, the waterline extension would benefit the Schenck Estates water project by getting the necessary infrastructure several thousand feet closer to the neighborhood.

Should the Board of Supervisors decide not to enter into a cost-sharing agreement with Burke, LLC for the construction of the water line, then the County will bear the entire cost (currently estimated at \$390,000) of the extension probably within the next five years.

In addition to the potential savings on the water line construction, the County can benefit substantially from the developer extending the necessary sewer force main to support the proposed development.

- As for the (Off-Site) PSEA, the minimum size force main that the developer would be responsible for is a 4-inch diameter force main. The force main would have to be extended approximately 5,000 feet from the existing force main on East Rochambeau to the intersection of Newman Road and Kingsgate Road. This force main will help serve the Skimino Hills sanitary sewer project, for which EDS is in the process of procuring an engineering consultant. Through preliminary evaluation of this area, EDS staff has determined that an 8-inch diameter force main would support the Skimino Hills project and the future connections into the force main.
- Based on this and the provisions of Section 18.1-54 of the County Code, EDS staff would negotiate the incremental cost difference between the required size line to support the developer's project and the size line required by the County. The developer would then get a reduction in the sanitary sewer connection fees based on this process. Staff has estimated the incremental differential in cost to be in the neighborhood of \$60,000. Based on a proposed development of a private school and 35 single-family residential lots, the sanitary sewer connection fees would equate to \$71,375 (1 connection @ \$5,750 plus 35 connections @ \$1,875/ea.). Once the credits are applied, the developer's sanitary sewer connection fees would be reduced to approximately \$11,375.

Once again should the Board of Supervisors decide not to enter into a Public Sewer Extension Agreement, then the County will bear the entire cost of the force main extension, currently estimated at \$280,000, to support the Skimino Hills sanitary sewer project. Enclosed are a draft Public Water Extension Agreement and a draft Public Sewer Extension Agreement. The figures in these agreements are based on preliminary engineering and will be adjusted accordingly based on final engineered drawings.

In summary, the benefits to the County by having the developer extend both water and sewer utilities are:

- Save an estimated \$551,000 the County would otherwise expend in support of the Strategic Capital Plan projects.
- Improve pressure and reliability to the Banbury/Skimino Water System.
- Remove a negotiating obstacle in the transfer of the water systems to Newport News Water Works.

I recommend approval of both extension projects by the adoption of proposed Resolution R01-30.

Woodward/3241:mw

Enclosures: Exhibit A – Tax Map #9-2
Exhibit B – Project Narrative
Draft (Off-Site) Public Water Extension Agreement
Draft (Off-Site) Public Sewer Extension Agreement
Resolution R01-30